

**DRAFT**

***CANTERBURY DRIVE,  
SLEAFORD, NG34 8TN***



**£200,000**

*A spacious Three Bedroom Semi-Detached House located within a popular residential area to the North of the town, providing ease of access to the town centre as well as the nearby Holdingham roundabout, and offered to the market with No Onward Chain. The property offers a downstairs cloakroom, modern Kitchen Diner, Fully Enclosed Rear Garden, and Attached Garage all benefitting from Gas Central Heating and Double Glazing. The property would benefit from some minor cosmetic updating but offers spacious accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom. Outside there is a drive to provide Off Road Parking and the Rear Gardens are West facing and particularly private. Viewing is recommended to fully appreciate everything this home has to offer and its convenient location.*

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day-to-day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our offices head North via Northgate and proceed past the Tesco Traffic lights. Continue over Galley Hill Bridge into Lincoln Road and take the second turning on the right into York Road. Take the first turning on the left into Exeter Drive. At the 'T' junction turn right into Durham Avenue and immediately left into Canterbury Drive where the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the entrance hall having smoke alarm and radiator.

**Cloakroom:**

Having close coupled w.c., floating hand washbasin with pillar taps, and radiator.

**Lounge: 4.44m (14'7") x 4.06m (13'4")**

Having coved ceiling, and radiator.

**Kitchen Diner: 4.44m (14'7") x 2.90m (9'6")**

Having a range of matching wall and base units with worktop over, single inset stainless steel drainer sink with mixer tap, spacer for combination electric oven and gas hob with cooker hood over, tiled splashbacks, space for under-counter fridge, space and plumbing for washing machine, wall mounted gas combination boiler, ceiling downlighters, radiator, and French doors to rear garden.

Stairs from the entrance hall provide access to the **First Floor Landing** having airing cupboard, loft access, and smoke alarm.

**Bedroom 1: 4.14m (13'7") x 2.49m (8'2")**

Having a range of fitted bedroom furniture including wardrobes, chest of drawers, bedside tables, and overhead storage units, and radiator.

**Bedroom 2: 2.92m (9'7") x 2.49m (8'2")**

Having radiator.

**Bedroom 3: 2.57m (8'5") x 1.88m (6'2")**

Having radiator.

**Bathroom:**

Being fully tiled and having close coupled w.c., pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over with shower curtain, extractor fan, and radiator.



**Lounge**



**Kitchen Diner**



**Further Aspect**



**Bedroom 1**



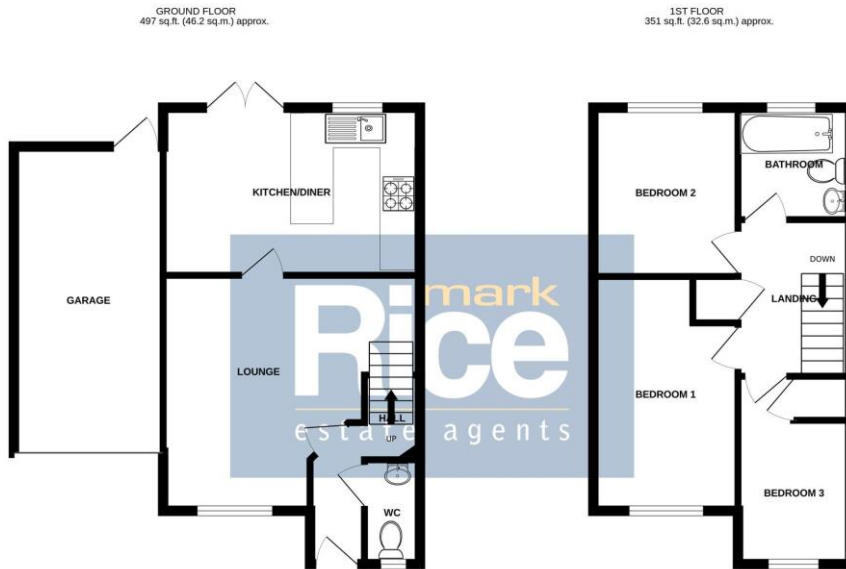
**Bedroom 2**



### **Outside:**

*A drive to the front provides off road parking and approaches the attached garage with up and over door, power points, lighting, and personnel door to the garden. The remainder of the front is laid to lawn with a patio path leading to the front entrance door. A timber gate provides access to the West facing rear garden which is fully enclosed by timber fencing with a good sized lawn area, patio, fish pond, a variety of mature trees and hedging.*

### **Council Tax Band: B**



TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 3**



**Bathroom**



**Rear Garden**



**Further Aspect**

**Agent's Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:** *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money  
Laundering  
Regulations  
2003:*

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 18/6/25*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488**